

CITY OF SAN ANTONIO
Board of Adjustment
Regular Meeting Agenda

First Floor, Board Room
Development and Business Services Center
1901 South Alamo Street

Monday, November 1, 2004

Board of Adjustment Board Members

Vacant	District 1	Vacant	District Mayor
Oscar Williams	District 2	Yolanda Arellano	District 7
Jesse F. Jenkins	District 3	Abraham (Abe) Ramirez	District 8
Joseph M. Tinti	District 4	Mike Villyard	District 9
Jesse Zuniga, Jr.	District 6	Michael Gallagher	District 10
	Laura Lizcano	District 5	
	Chairperson		

- I. **11:30 a.m. – Work Session presentation by staff to discuss procedures and other items for consideration on the agenda for November 1st, 2004.**
- II. **1:00 p.m. – Public Hearing Call to Order and Roll Call.**
- III. **Invocation.**
- IV. **A-04-134:** The request of Southwest Housing Development for a 2-foot variance from the maximum 6-foot fence height requirement to erect an 8-ft fence along the east 480 feet of the north property line, 2803 Fredericksburg Road.
- V. **A-04-136:** The request of Hosts Restaurants Inc. for 1.) 10-foot variance from the minimum 10-foot setback requirement to keep an existing sign with a zero setback on the property line, and 2.) a 5-foot variance from the required maximum sign height of 40 feet to erect a sign pole to 45-foot tall free standing sign, 8615 Broadway.
- VI. **A-04-138:** The request of White Lodging Services Inc. for 1.) a 10-foot variance from the minimum 10-foot setback requirement to keep an existing free standing sign with a zero setback and, 2.) a 40-foot, 6 ½ inch variance from the required maximum sign height of 50-feet to replace a cabinet on an existing free standing sign 90 feet, 6 ½ inches in height and 3.) a 127 square foot sign face area variance from the required maximum 375 square feet of sign face area allowed to allow a 502 square foot of sign face area, 80 N. E. Loop 410.
- VII. **A-04-109PP:** The request of Wm. A. Fowler, Jr. for an appeal of the Development Services Director's decision to issue building permits for the construction of two residences, 1823 and 1827 Oakline Drive.

- VIII. **A-04-139:** The request of Sergio & Anna G. Aguilar for a 2-foot variance from the maximum 4-foot fence height requirement to keep a 6-foot tall fence in the front yard, 5614 Oceanside.
- IX. **A-04-140:** The request of Guillermo Plascencia and Maria Del Carmen for a 2-foot variance from the maximum 4-foot fence height requirement to keep a 6-foot tall fence in the front yard, 5618 Oceanside.
- X. The presentation of new evidence and a request by Charles R. Allshouse to re-open Case No. A-04-086 and waive the 1-year time limitation for an appeal for the property located at 5706 Seacomber Place.
- XI. **Staff Report.**
- XII. **Approval of the minutes from the regular meeting October 18, 2004.**
- XIII. **Executive Session:** consultation on Attorney-client matters (real estate, litigation, personnel, and security matters) as well as any of the above agenda items may be discussed.
- XIV. **Adjournment.**

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:
www.sanantonio.gov/dsd

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 South Alamo Street. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

BOARD OF ADJUSTMENT

November 1, 2004

CASE NO. A-04-134

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, November 1, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Southwest Housing Development

Lots A, B, C, 5B, 5C, the east triangular 73 feet of Lot A, the north irregular 8.53 feet of the south 148.53 feet of Lot 32, and the south irregular 140 feet of Lot 25, Block 2, NCB 8416

2719 and 2803 Fredericksburg Road

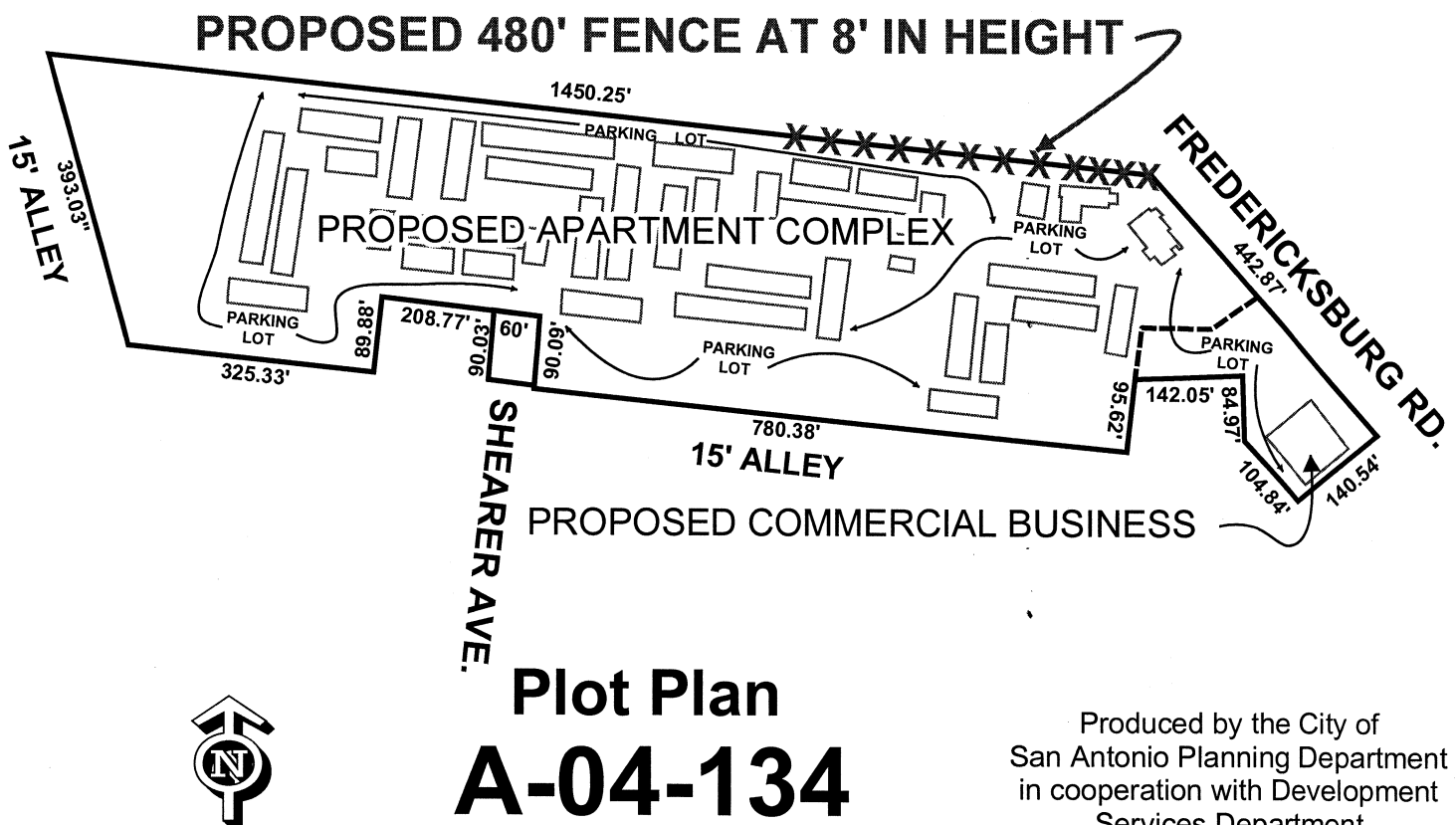
Zoned: "R-6 C" Residential Single-Family District with a Conditional Use to allow for Multi-Family Use.

The applicant requests a 2-foot variance from the maximum 6-foot fence height requirement to erect an 8-foot fence along the east 480 feet of the north property line.

The Development Services Department could not issue a permit because Section 35-514 (c)(1) requires a maximum fence height of 6 feet.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

PLEASE COMPLETE AND RETURN THIS ENCLOSED NOTICE BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR FURTHER INFORMATION PLEASE CALL (210) 207-8318



BOARD OF ADJUSTMENT

November 1, 2004

CASE NO. A-04-109PP

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, November 1, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Wm. A. Fowler. Jr.
Lots 36 and 37, Block 9, NCB 16795
1823 and 1827 Oakline Drive
Zoned: "R-5" Residential Single-Family District

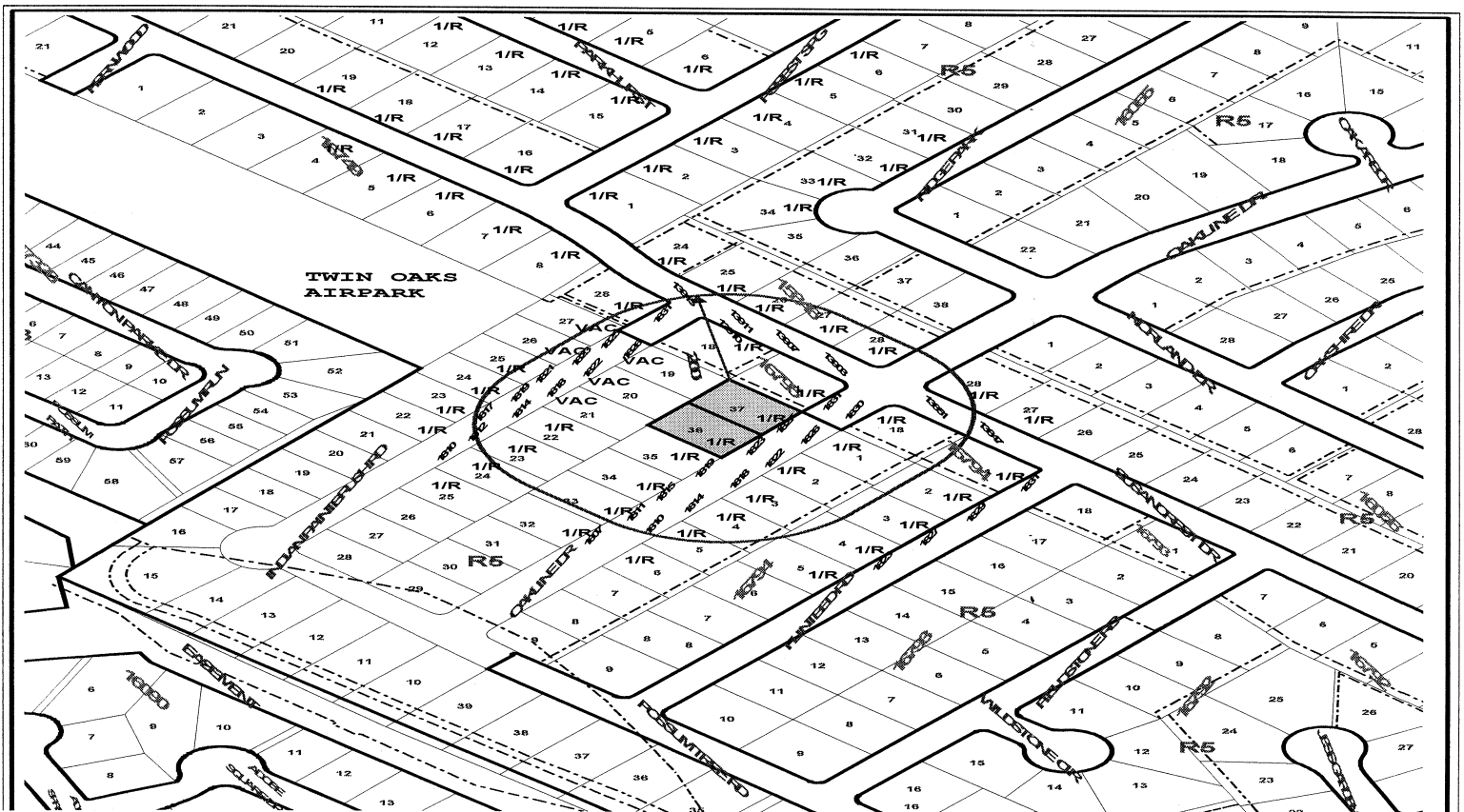
The applicant is appealing the Director of Development Services' decision to issue building permits for construction of two residences.

The Development Services Department issued building permits for these properties. Section 35-801(g) of the Unified Development Code allows the Board of Adjustment "to hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official.

The applicant intends to show just cause why the permits should not have been issued.

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BOARD OF ADJUSTMENT

November 1, 2004

CASE NO. A-04-136

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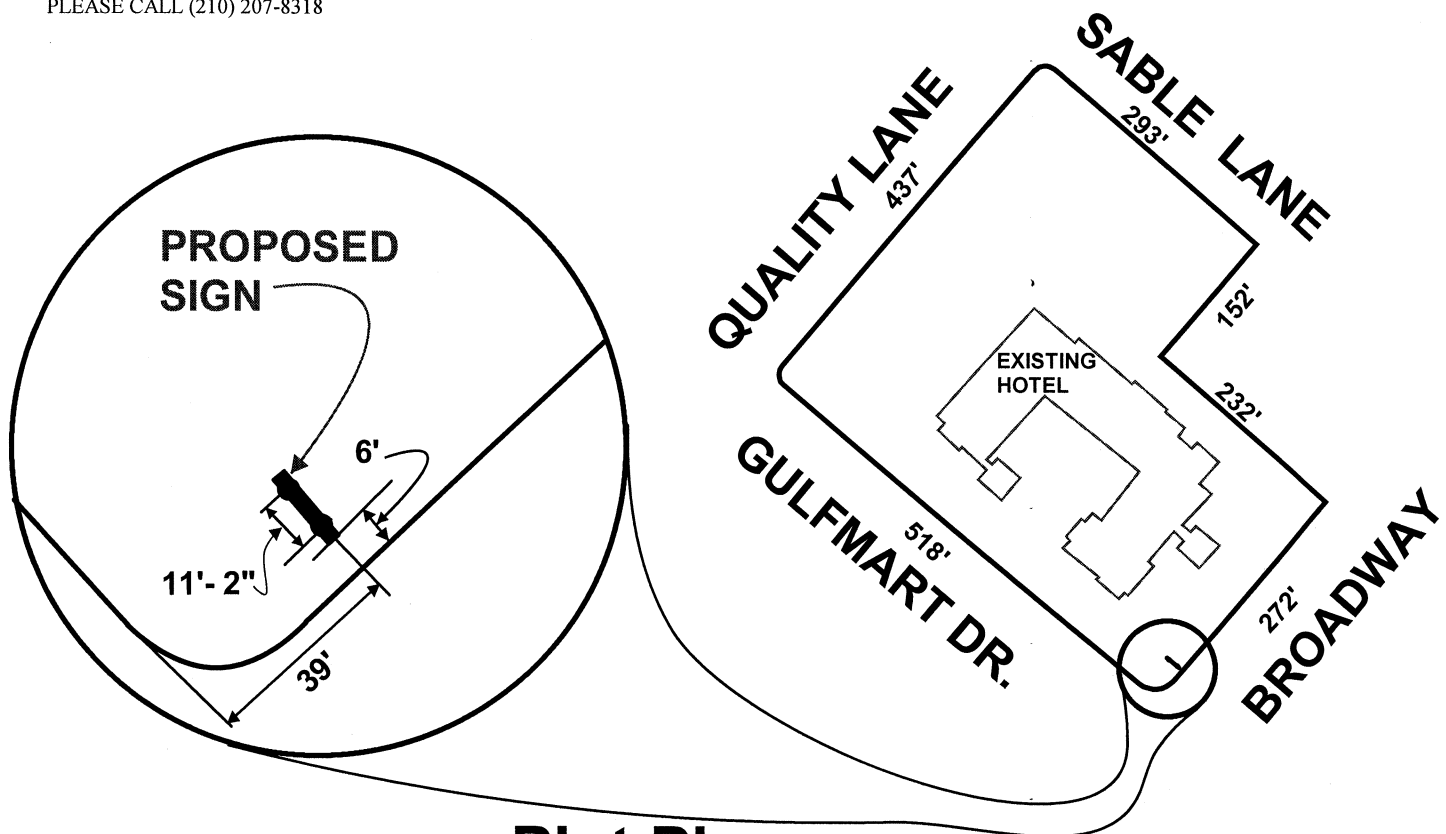
Hosts Restaurants Inc.
Lot 32, NCB 12100
8615 Broadway
Zoned: "I-1" General Industrial District

The applicant requests 1.) a 10-foot variance from the minimum 10-foot setback requirement to keep an existing free standing sign with a zero setback on the property line, and 2.) a 5-foot variance from the required maximum sign height of 40 feet to erect a 45-foot tall free standing sign.

The Development Services Department could not issue a permit because Chapter 28, Section 28-241 requires a minimum 10-foot setback from the property line and Section 28-239 requires a maximum free standing sign height of 40 feet.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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Plot Plan
A-04-136

Produced by the City of
San Antonio Planning Department
in cooperation with Development
Services Department

BOARD OF ADJUSTMENT

November 1, 2004

CASE NO. A-04-138

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, November 1, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

White Lodging Services Inc.
Lot 122, NCB 12025
80 Northeast Loop 410
Zoned: "C-3" Commercial District

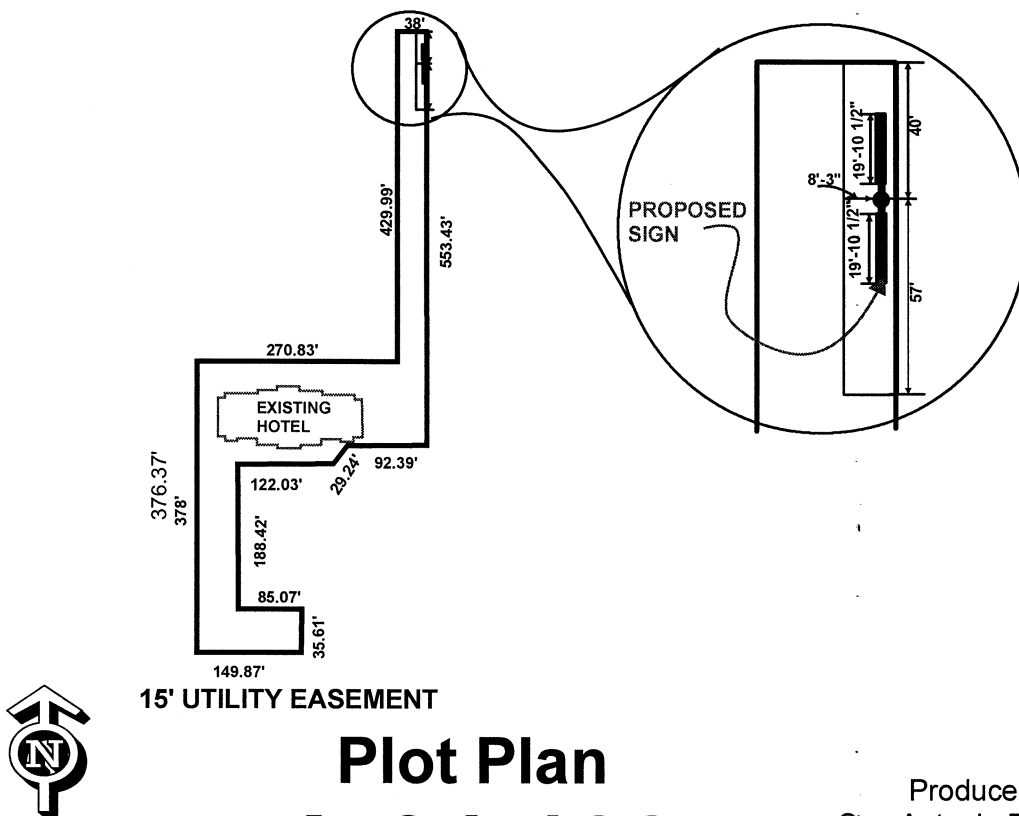
The applicant requests 1.) a 10-foot variance from the minimum 10-foot setback requirement to keep an existing free standing sign with a zero setback and 2.) a 40-foot, 6 ½ inch variance from the required maximum sign height of 50-feet to replace a cabinet on an existing free standing sign 90 feet, 6 ½ inches in height and 3.) a 127 square foot sign face area variance from the required maximum 375 square feet of sign face area allowed to allow a 502 square foot of sign face area.

The Development Services Department could not issue a permit because Chapter 28, Section 28-241 requires 10-foot minimum setback from the property line and Chapter 28, Section 28-239 requires a maximum sign height of 50 feet for free standing signs and a maximum 375 square feet of sign face area.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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N.E. LOOP 410



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A-04-138

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BOARD OF ADJUSTMENT

November 1, 2004

CASE NO. A-04-139

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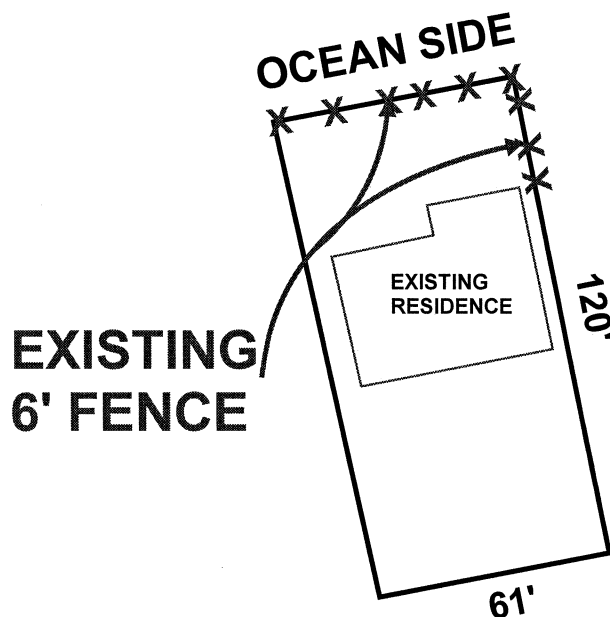
Sergio and Ana G. Aguilar
Lot 4, Block 57, NCB 17537
5614 Ocean Side
Zoned: "R-6" Residential Single-Family District

The applicant requests a 2-foot variance from the maximum 4-foot fence height requirement to keep a 6-foot tall fence in the front yard.

The Development Services Department could not issue a permit because Section 35-514 (c)(1) requires a maximum fence height of 4 feet in the front yard.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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A-04-139

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BOARD OF ADJUSTMENT

November 1, 2004

CASE NO. A-04-140

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, November 1, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Guillermo Plascencia and Maria Del Carmen

Lot 5, Block 57, NCB 17537

5618 Ocean Side

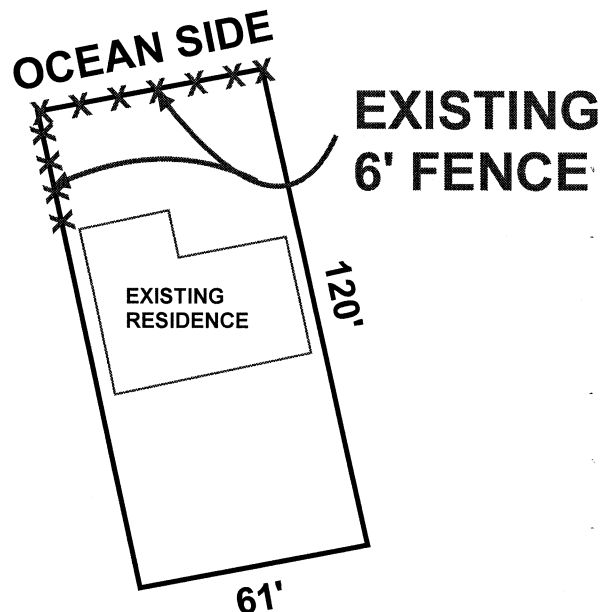
Zoned: "R-6" Residential Single-Family District

The applicant requests a 2-foot variance from the maximum 4-foot fence height requirement to keep a 6-foot tall fence in the front yard.

The Development Services Department could not issue a permit because Section 35-514 (c)(1) requires a maximum fence height of 4 feet in the front yard:

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

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A-04-140

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